

Valley Center Community Planning Group

PO Box 127 Valley Center CA 92082; www.vccpg.org

Notice of Regular Meeting Agenda for April 12, 2010 at 7:00 pm

Valley Center Community Hall, 28246 Lilac Road, Valley Center, CA 92082



Oliver Smith
Chair

Ann Quinley
Vice Chair

Deb Hofler
Secretary

Dave Anderson

Brian Bachman

Hans Britsch

Paul Herigstad

Christine Lewis

David Montross

Keith Robertson

Rich Rudolf

Jon Vick

Chad Christianson

Robert Davis

1 vacancy

1. Call to Order, Declaration of a Quorum, Pledge of Allegiance

2. Approval of Minutes

3. Open Forum

Members of the public may address the Planning Group on any topic not on the agenda. There is a three-minute time limit per speaker unless otherwise negotiated with the Chair. Planning Group cannot discuss or vote on topic but may place the item on a future agenda. Speakers are encouraged to complete a Request to Speak form prior to the start of the meeting.

4. Discussion Items (No VCCPG advisory vote is to be taken for the following items.)

- I-15 Corridor Design Review Board Report (Barbara Rohrer)
- Announcement of annual training sessions for VCCPG members and discussion of new conflict of interest codes for Planning Groups. (Smith)
- Introduction of candidates applying to fill the vacancy created by the resignation of Brian Weaver. This term ends January 1, 2011. Candidates may address the VCCPG (Britsch)
- Report on Board of Supervisors action on GPA 04-006 Merriam Mountain Master Planned Community, located NW of the 1-15 Deer Springs interchange.

5. Action items (VCCPG advisory vote may be taken on members prior to regular meetings through email distribution will also be available for public review at the same time at the Valley Center Public Library. Hardcopy documents for public review will also be made available at the regular meetings.)

- Discuss and vote on recommendations from the GPU subcommittee on Land Use Designations including:
 - North Village 2 parcels at northeast corner of Fruitvale/Cole Grade intersection. Change from VR-4.3 to VR-2
 - North Village—approximately 7 parcels east of Cole Grade (and east of Hofler Vet Office and parcels in item 1, above) north of Fruitvale (across from Elementary school), from VR-2.9 to VR-2/SR-0.5
 - North Village —parcels east of those in item 4, above, to Twain Way, north of Fruitvale, from SR-1 to SR-2
 - North Village Weston Project—same yield but change configuration to larger parcels adjacent to Misty Oaks and Miller Road.
 - North Village Valley Center View Properties Project—Two changes within PAA (northeast corner of VC and Miller Roads) from VR-4.3 to Office Professional
 - 6-8. Outside South Village— parcels south of Betsworth, west of Orchard Run and east of Brook Forest, be reduced from VR-2 and SR-1, to SR-10, SR-2, and SR-0.5
- TM 5494RPL2, ER 06-06-026; 3100-5494: Notice of intent to adopt a mitigated negative declaration and Draft Habitat Loss Permit; Froehlich Major Subdivision; 6-lot residential located along Double K Road off Aerie Road. Total gross area is 31.31 acres and minimum lot size proposed is 4 acres, Applicant is Charles Froehlich, 1444 Windsong Land, Escondido. Contact person is Brian Polley, 656 Metcalf Street, Escondido (Anderson).
- TM 5313, Beauvais Tentative Map for Old Castle Project; located on Old Castle Road near Red Mountain Drive; APN 185-230-47 Developer seeks a modification that would waive undergrounding of utilities along Old Castle Road on (TM5315RPLS); Project is 23.22 acres to be subdivided into 11 residential lots each with a minimum lot size of 2.0 acres. Owner is Wayne Beauvais, 1050 Maryland Drive, Vista; Contact is Jerry Gaughan (Bachman).

- d. ZAP 03-001-02; Cell tower on Grand Paradise Reservoir; 27255 Kiavo Drive, Valley Center. Modify ZAP by adding 8 panel antennas and 8 TMA's on existing monopole and 4 panel antennas and 4 TMA's on an existing monopole owned by T-Mobile. The property contains 2 water tanks but the VC Water District does not allow antennas to be face-mounted to water tanks due to interference with maintenance. Applicant is ATT Mobility, LLC. Owner is Valley Center Municipal water district. Project contact person is Karen Adler, PlanCom, Inc. (Robertson).
- e. Discussion and vote on letter from the VCCPG to DPLU concerning equine and other rezoning. Letter originated in discussion of PO6-061 Tapestry Meadows Equestrian Center, Major Use Permit. TMEC is located at 30673 Andreen Road. (Davis and Quinley)
- f. Circulation Subcommittee report discussion and possible votes on subcommittee membership and a list of community stakeholders approved by the Circulation Subcommittee to be included in the public discussion phase of the J-39 policy for Valley Center. Representatives of the following groups are recommended: Design Review Board, Circulation Subcommittee, Valley Center Trails, Valley Center Fire Board, Tribal RTAs, CERT, Valley Center LAST, Valley Center Fire Safe Council, Parks and Recreation, VCPUSD School Board, Circle A Home Owners Association, Woods Valley Home Owners Association, Chamber of Commerce, North and South Village Subcommittees, Valley Center Water District (Lewis and Sandy Smith).
- g. South Village Subcommittee report discussion and possible vote on recommendation that the speed limit on Woods Valley Road, from Valley Center Road to a point 900 feet east of Mile Post #1, be left at 45 MPH with radar certification, and that no consideration be given to raising the speed limit on this section of road to 50 MPH. (Vick).
- h. Discussion and possible vote on request for signage on the grade from Escondido into Valley Center that indicates one is entering Valley Center. (Smith)

6. Subcommittee Updates (Informational reports by subcommittee representative)

- a. Mobility – (Christine Lewis, Chair).
- b. GP Update -- (Richard Rudolf, Chair).
- c. Nominations – (Hans Britsch, Chair)
- d. Northern Village – (Keith Robertson, Chair)
- e. Orchard Run – (Debra Hofler, Chair).
- f. Parks & Rec. – (David Montross, Chair)
- g. Rancho Lilac – (Ann Quinley, Chair)
- h. Southern Village - (Jon Vick, Chair)
- i. Spanish Valley Ranch (formerly Spanish Trails/Segal Ranch) (Oliver Smith, Chair)
- j. Tribal Liaison – (Paul Herigstad, Chair)
- k. Website – (Brian Weaver, Chair)
- l. Pauma Ranch (Ann Quinley and Keith Robertson, Co-Chairs)
- m. Castle Creek (Oliver Smith, Chair)
- n. Equine Rezoning (Paul Herigstad, Chair)
- o. Nelson Way Recycling Plant (Robert Davis, Chair)

7. Correspondence Received

- a. DPLU to VCCPG, Notice of Intent to Adopt a Negative Declaration for 3200 21086 (TPM), Log No. 3910 07-09-008 (ER); Via Salvador Minor Subdivision. The project is a minor residential subdivision that would subdivide a 4.44 gross acre parcel into 2 lots ranging in size from 2.14 to 2.00 net acres. Project is located ¼ miles east of Via Salvador and Mac Tan Road. Comments on this proposed Mitigated Negative Declaration must be received by April 16 at 4:00 PM.
- b. DPLU to VCCPG, Medical Marijuana Collectives County Code and Zoning Ordinance Amendments (POD 09-007). Ordinances are intended to implement the Compassionate Use Act of 1996 and the State Medical Marijuana Program by establishing reasonable and uniform regulations to allow qualified patients and primary caregivers to cultivate marijuana for medical purposes and protect the health, safety and welfare of communities within the county. Comments on the proposed amendment are requested by April 2, 2010. A hearing before the Planning Commission is expected this spring and a hearing before the Board of Supervisors is expected by mid-Summer. Direct comments or questions to Joseph Farace at 858-694-3690 or joseph.farace@sdcounty.ca.gov.
- c. DPLU to VCCPG; Adoption of Conflict of Interest Codes for Planning and Sponsor Groups. At the March 23rd Board Meeting the Board of Supervisors will consider the adoption of Conflict of interest codes. Under this policy the Planning and Sponsor Group members will be subject to the Political Reform Act and therefore subject to potential FPPC fines and penalties, civil lawsuits, and/or criminal prosecution for non-compliance with the State's conflict of interest laws. Direct comments or questions to Joseph Farace at 858-694-3690 or joseph.farace@sdcounty.ca.gov.
- d. DPLU to VCCPG; The SD County Planning Commission considered VCCPG appeal to the Director of DPLU's decision to approve Site Plan S05-055 (also known as Orchard Run). By a vote of 6-0 (one abstention), the Planning Commission upheld the Director's decision to approve S05-055 with requirements that the sound wall

be planted with creeping vines between the rock-faced columns, that trails are designed to connect to existing and future trails if possible, and that invasive plant species be eliminated from the Landscape Plan. The Planning Commission accepted the owner, John Belanich's offer to fund a public trail on Lilac Road where it abuts the project site.

- e. Planning Commission of San Diego to VCCPG; Notice of Public Hearing at 5201 Ruffin Road in San Diego on March 19, 2010 on two matters: (1) T-Mobile and Guild Residence Wireless Telecommunication Facility; P08-007; ER08-02-002 at 33780 Double Canyon Road, VC. The project is a MUP to authorize the construction and operation of an unmanned wireless telecommunication facility. The facility would include a 50-foot tall mono-palm tree to which six panel antennas would be counted. Associated equipment, including three equipment cabinets and a generator receptacle would be placed within a seven-foot tall concrete block wall enclosure with a metal roof. (2) Gordon Hill Wireless Telecommunication Facility; P08-034: ER 08-08-016 at 28407 Gordon Hill Road (APN 185-180-66-00). This project will authorize the construction and operation of an unmanned wireless telecommunication facility.
- f. DPLU to VCCPG; Name plate for new VCCPG member Chad Christianson.
- g. DPLU to VCCPG; AD09-048 (3000-09-048), Weekley, 2nd Dwelling Unit; Owner: Ralph and Dianne Weekly; Project address 31075 Valley Center Road at Sunset Road; Project Contact person: Michael Mills, 1060 Evergreen Lane, Vista. Project involves addition of a second dwelling unit with stables and garage on 6.18 acre lot.
- h. VCCPG from Janice Gilbert; P.O Box 2395, letter of concern about a dumping ground for of abandoned boats, and vehicles on the north side of Valley Center Road, east of Rick Hill Ranch Road and between 3000 and 30330 Valley Center Road. Request for Planning Group to check the site and advise about next steps if a violation is occurring.
- i. San Diego County Planning Commission, Final meeting agenda for April 2, 2010 at 9:00 AM at 5301 Ruffin Road, San Diego.
- j. San Diego County Traffic Advisory Committee to VCCPG; Notification that the Board of Supervisors approved the existing speed limit postings on Valley Center road between Escondido City Limit and Cole grade road and directed the existing 60 MPH and 45 MPH speed limits be retained. Appropriate speed limits signs have been installed.
- k. DPLU to VCCPG; San Diego County Planning Commission approval of Major use Permit (P08-034) which would allow construction and operation of an unmanned wireless telecommunication facility at 28407 Gordon Hill Road and also approved a Major Use Permit (P08-007) to allow the construction and operation of an unmanned wireless telecommunication facility at 33780 Double Canyon Road and also approved Major Use Permit Modification (P70-212W2) to allow modification of an existing Major Use Permit for a recreational vehicle park. Modification would increase the number of RV spaces from 135 to 140 with 25% reserved for 90 day occupancy and the remainder to have no occupancy limit. The project site is located at 8310 Nelson Way. No temporary tents, storage units or temporary utility trailers will be allowed on site.
- l. DPLU to VCCPG; Notice of Public Hearing on April 13, 2010 at 8:30 AM at 5201 Ruffin Road on the Via Suena Wireless Telecommunication Facility Generator Addition; ZAP00-045W1; ER00-080-14A to authorize the installation of an emergency back-up generator for an existing unmanned wireless telecommunication facility at 13115 Via Suena.
- m. SANDAG to VCCPG; Notice of Intent to Adopt a Mitigated Negative Declaration on the San Diego Regional Bicycle Plan. The project is located throughout the 19 local jurisdictions in the region. The plan contains goals and recommendations to guide local and regional decision making. The preliminary Draft will be considered by the SANDAG Board at a public meeting on May 29, 2010 at 9:00 AM at the SANDAG Board room at 401 B Street, Suite 800 San Diego.

8. Requests for Items on Upcoming Agendas

a.

9. Adjournment

Next Regular Meeting: May 10, 2010